OUR TOWN HALL

PROJECT



STAGE 5

LEVEL 07 - INTERNAL REPAIR SCHEDULES

OTH-PUR-TH-07-SCH-A- 5908

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PURCELL

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OUR TOWN HALL PROJECT

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OTH-PUR-TH-07-SCH-A-5908	07	For Construction	22/09/2025	EW	GO	Repairs updated following site walk with WPC

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1.0 INTERNAL REPAIR PRINCIPLES

1.01 OVERVIEW

The following report outlines the internal repair principles and the internal repair room schedules on a room-by-room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room has been surveyed to locate the actual repair within each room and tap tested to establish the condition of the existing plaster. A high-level moveable platform or MEWP was utilised to tap test the ceilings and areas of plaster at high level to determine the condition of the plaster and establish the repair required.

We have also physically marked the area of repair onsite and the relevant repair type code with Builder's chalk on the building fabric where feasible. We have taken contextual photos of the surveyed rooms and photos of the marked-up areas and repair codes for record. This detailed internal repair survey, and schedules will allow the QS to provide a detailed costing for the internal repairs. In relation to the Restoration spaces, we have produced internal elevation drawings illustrating locations and areas of repair in tandem with room schedules for each of the Restoration spaces.

Each repair is categorised as either; Necessary (N), Essential (E) and Desirable (D) Repairs with a commentary which includes the repair objective and a consideration of specification. Collectively this provides a set of repair principles that can be taken forward for the future scoping of the internal repair and possible future VE options.

In summary the following considerations inform the repair principles:

- Established repair principles set out in adopted policy.
- Heritage significance (relative importance) & the Manchester Town Hall key values.
- Location within areas of public use.
- Impact of repair including appropriate approach.
- Benefits to health, safety, and inclusive access.
- Performance or failure and possible long-term impact

1.02 BACKGROUND

The repair principles within this document have been developed in-line with guidance set out in previous documents and adopted policy. The documentation relevant to the repair principles includes the 2006 adopted conservation plan and the, more recent, Manchester Town Hall Heritage Management Plan (HMP) - September 2016.

The HMP identifies guiding principles for repairs and recommendations to be considered when developing detailed specification for interventions.

Within the repair guidance the HMP states that repair works necessary to sustain the heritage values of the Town Hall will be acceptable if :

- There is sufficient information to understand the impact of the works on the significance of the place,
- The long-term consequences of the recommended repairs can be demonstrated to be benign and are designed to avoid prejudicing alternative solutions in the future,
- The repair works are designed to avoid or minimise harm.

The HMP adopts an overarching repair philosophy as one of minimum intervention to achieve the long term, sustainable preservation of individual components and the building as a whole. It also recognises the need to look beyond the immediate need for repair and address the route reasons for failure to plan for long term consequences and inevitable change.

By identifying defects, repair objectives and categorising them as essential, necessary or desirable; this document identifies the approach to repairs in a way which shows consensus with the HMP.

1.03 DEFINITION OF REPAIR

Due to the nature and location of some of the repairs there is a level of overlap between repair and restoration principles. The capacity for change plans and accompanying statement (Ref: OTH-PUR-XX-XX-RPT-A-0033) clearly define the difference between repair and restoration and also identify the areas within the town hall that are proposed for repair, restoration or alteration.

Repair Definition:

"Spaces or fabric identified as requiring repairs beyond the scope of maintenance to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration."

In some instances, there is a level of overlap where a repair is within an area that is proposed for restoration and as such the appropriate repair type could be considered a small scale restoration. An example of this would be the rectification back to the original design intent to an area of mosaic that has had a previous poor matching repair and generally within Very High Significance areas.

1.04 LOCATION

The location of the repair is crucial to informing the principle which will be adopted. The categorisation of repair will be dependent on the heritage significance, relation to the key Manchester Town Hall values, importance of space and also whether the repair is in a public or front of house area. For example, a defect within a level 1 public corridor of very high significance area may be considered more essential than a similar repair within level 0 storage space of lower significance.

The significance plans within the strategy document (OTH-PUR-XX-XX-RPT-A-0007) identify relative importance of spaces within the town hall. This is done by assessing the key values against significance. The result is a series of spaces identified from very high to detrimental significance. These categories can then be used to inform the repair principle in terms of location.

The Manchester Town Hall key values are:

- Built fabric and construction technique
- Continued use and functionality
- Civic Pride and collective memory
- Plan form and circulation
- Architectural Form

Where location is relevant to a repair the commentary makes reference to this in terms of significance or public vs private.

1.05 CORE AND WIDER PROJECT VALUES

The repair principles can address the core project objectives by being assessed against the wider values. These include but are not limited to:

- Reducing or eliminating ongoing maintenance issues.
- Rectification of defects that present a risk to health and safety.
- Rectification of failures in building performance and subsequent damage caused by those defects.
- Repairs associated with improving inclusive access.
- Optimise life cycle costs and costs in use.

The repair principle will be different in particular instances depending on whether benefit to the significance values can be demonstrated. There is a limitation on how effective a repair would be at addressing a key value and in some cases an intervention may be more appropriate.

An example of this is where an original detail no longer functions in the way it was intended, perhaps due to a change of condition (i.e. increase rainfall). The approach here would be to repair any collateral damage and intervene to improve functionality of the detail but also minimise impact on significance.

1.06 PRINCIPLES OF REPAIR SPECIFICATION & HERITAGE IMPACT ASSESSMENT

An understanding as to the significance of specific elements is required to determine the repair principles. To aid this the capacity for change plans along with an understanding of the different periods of construction within the town hall (Original, Historic and Modern) have been used.

The impact on heritage significance must be considered to ensure that there is clear and convincing justification for the repair of specific elements. The Strategy document (OTH-PUR-XX-XX-RPT-A-0007) contains a step-by-step guide on the process for assessing significance. At this stage, the necessity of the repair is assessed proportionately to the level of significance. In defining the specification a heritage impact assessment is undertaken using the following questions:

01 What is the level of change?

02 What is the potential impact of change?

03 What is the need for change?

04 Can harmful change be mitigated?

05 Can harm be justified against public benefit?

The specification and approach taken is subject to information, results and analysis arising from the intrusive surveys. As such the repairs listed in this document are based on the research and analysis from the intrusive survey trials.

1.07 REPAIR CATEGORY DEFINITIONS

The sections mentioned previously form the basis for which the principles are defined.

Essential

- The defect currently poses a risk to health and safety to future users and occupants.
- The defect is a current performance failure or represents an ongoing problem for maintenance. The repair is to make the failing element sound and capable of continuing to fulfil the intended purpose.
- The repair of the defect would mitigate against a current barrier to access.
- The defect has a detrimental impact on heritage significance.

Necessary

- The defect does not pose a current risk to health and safety to future users and occupants.
- The defect has potential to cause harm or become a risk to H&S or access in the foreseeable future (10+ years) and cannot be resolved through management / change of use etc.
- Rectification of the defect will sustain significance.
- The defect is located within a highly trafficked or public area.
- The defect is aesthetic but is located within a level of Very High Significance as defined by the Significance Plans.
- The repair objective has a clear contribution to achieving one of the core project values or significance values including benefits to access.

Desirable

- The defect does not pose a risk to health and safety to future users and occupants
- Rectification of the defect will enhance significance.
- The repair objective is to rectify minor defects that may be purely aesthetic. Such rectification will contribute to the success of the project but does not necessarily enhance significance.
- Collateral repairs or work that offer economic benefit i.e. Reduced life cycle cost through being undertaken during the main project works. I.e. utilisation of access platforms for repairs to currently inaccessible areas.

1.08 INTERNAL REPAIR SCHEDULE DEVELOPMENT

At the outset of RIBA Stage 2 the following methodology was trialed to determine and schedule the repairs to a representative sample of rooms to enable the overall cost of repair to be more accurately estimated and budgets tested.

Of the 732 rooms in the building, four room types have been identified:

- Civic/State Rooms, public circulation areas, e.g. Great Hall, Lord Mayor's Parlour, Committee Rooms, etc.
- Civic Offices, Public Offices, and Staff Circulation Areas, e.g. Treasurer's Office, level 3, 4, 5 and 6 Corridors.
- Workplace areas, eg general office space.
- Back of House/Ancillary functions, eg Staff rooms, WCs, and Kitchens, Lord Mayor's Kitchen, level 7 & 8
- Corridors.

27 sample rooms, each representative of a sub-type, were identified and a visual condition survey undertaken to identify the repairs required. The repairs were recorded on an excel spreadsheet and the 27 sample rooms were then passed to the QS for costing.

The room types have been further refined to take account of the proposed fit-out resulting in 22 Internal Fit-Out & Repair Room Types based on the rooms future use and location.

The following list identifies the general fit-out & repair room types:

- RES 01 - Restoration Spaces (Sculpture Hall, Great Hall, Banqueting Room, Reception Room, Tower Room, Lord Mayor's Parlour, Ante Room & Conference Hall)
- RES 02 - Restoration Spaces corridors & entrances (Main Entrance, Bees Corridor, GF/01 level corridor, 3 spirals & Grand Staircase)
- UPR – 01 - Unique purpose Rooms (12 rooms - Ceremony Room – 01-019, Committee Rooms 1-4, Court Rooms, Scrutiny Rooms, Control Room, Flexible Reception Space, Smoke Room, Lord Mayor's Apartment, Registrars Archive, high value store)
- CIR – 01 Plant & storage circulation level LG
- CIR – 02 Level 02 corridor enhanced repair
- CIR- 03 - Refurbishment circulation spaces (Masonry Walls)
- CIR – 04 – Refurbishment (plaster walls)
- COR- 01 - Protected cores
- COR - 02 - New Protected Cores
- WC- 01 - Existing WCs of High Significance
- WC- 02 Newly formed WCs and Welfare
- OFF – 01 Offices & meeting rooms
- OFF – 02 Commercial offices
- CAT -01 Kitchen – Food Prep
- CAT- 02- Kitchen – Storage
- VIS – 01 Visitor Centre – shell & core
- VIS – 02 Visitor Centre – public tours – police cells
- ACC – 01 Access & Maintenance & Risers
- PLA -01 Plant Rooms LG
- STO-01 Heritage Store
- STO-02 Store LG
- STO-03 Store Above LG

The purpose of defining these room types was to provide a specification with a sufficient level of detail for Listed Building Consent (LBC) which produced The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report.

This allowed for a rate for fit-out & repair room types to be calculated and then applied throughout the building wherever that type occurred, which has been utilised by the QS to further clarify the internal repair costs.

We have also used The Internal Fit-Out & Repair Room Types Outline schedule of work and methodology report (OTH-PUR-TH-ZZ-RPT-A-0101) as the foundation for this detailed internal repair survey on a room-by-room basis.

1.09 REPORT STRUCTURE

The following report outlines the internal repair principles and the internal repair room schedules on a room-by-room basis for a specific floor level. Each room schedule illustrates numerous repair types, a quantity, the height of repair off the FFL and an NBS reference relevant to that repair type.

Each room schedule identifies the following general information:

- Proposed Room Uses: Offices & Meeting Rooms
- Heritage Significance: High
- Room Type: OFF-01
- Additional Rate of Repair for M&E Strip-Out: Medium

As part of the room-by-room assessment we have referred to NG Bailey's M&E strip-out schedules to inform the additional repair allowance required to take account of the proposed M&E Strip-Out. Please Note: The additional repair allowance is subject to review following the completion of the Mock-up rooms where the allowances below are currently being tested for their accuracy.

- Low Level of M&E Strip-Out = + 5%
- MediumLevel of M&E Strip-Out = + 12.5%
- High Level of M&E Strip-Out = + 25%

The internal repair schedules should be read in conjunction with the relevant Proposed Fit-Out & Repair Plans (OTH-PUR-TH-LG-DWG-A-5120 to 128) and the relevant Alteration Plans (OTH-PUR-TH-LG-DWG-A-0363 to 0392).

INTERNAL REPAIR SCHEDULES

2.0 INTERNAL REPAIR SCHEDULES

- 2.01 Level 07 Internal Repair Schedule

Level 7: Room 07-005 (807)

REVISION: 7
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Access and Maintenance**
HERITAGE SIGNIFICANCE: **Medium - High**
ROOM TYPE: **ACC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **19/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes for highlighted in yellow, omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	14 m^2	Above 3.5m	Essential	M60-510	Brush down flaking paint area
WALLS	2.4 Plaster on masonry walls	Repair	2.4.1 Removal of defective/ missing area of plaster, renew with traditional two coat plaster.	2m^2	Up to 3.5m	Essential	M23-311 M20-566	In spot locations.
WALLS	2.4 Plaster on masonry walls	Repair	2.4.11 Fill hole in plaster (up to 25mm) and make good finishing coat	725no.	Up to 3.5m	Essential	M23-540*	
~~WALLS~~	~~2.21 Timber panelling to walls (varnished)~~	~~Repair~~	~~2.21.8 Splice in new section of decorative linenfold panel panel/ fill cracks~~	~~Approx. 6m^2~~	~~Up to 3.5m~~	~~Essential~~	~~C51-272~~	~~1no. Panel (currently missing)~~ ~~1no. Full height corner section (currently missing)~~
FLOORS	3.14 Concrete floor slab	Repair	3.14.5 Make good existing concrete slab	56m^2	Up to 2m	Essential	M40-156B	General deep clean required to the slab. Approx. 20% of the floor area is a timber floor access hatch.

Level 7: Room 07-009 (807)

REVISION: 7
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Access and Maintenance**
HERITAGE SIGNIFICANCE: **Medium - High**
ROOM TYPE: **ACC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
SEAT	2.30 Window Seats (Timber)	Repair	2.30.24 Replace damaged batten to hatch 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.25 Replace damaged front with new seat front: T&G boarding on SW studwork 2.30.19 Fit replica door knobs	0.6m(w)x0.45m(d)x0.4m(h)	Up to 2m	Essential	C93	Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Existing hatch to be used as access panel to gutters.
SEAT	2.30 Window Seats (Timber)	Repair	2.30.24 Replace damaged batten to hatch 2.30.12 Securely re-fix window seat framework, front, top and upstand boards with appropriate screw fixings 2.30.25 Replace damaged front with new seat front: T&G boarding on SW studwork 2.30.19 Fit replica door knobs	0.6m(w)x0.45m(d)x0.5m(h)	Up to 2m	Essential	C93	Window seat to be temporarily dismantled to enable building works. Repairs to be reassessed following reinstatement. Existing hatch to be used as access panel to gutters.

Level 8: Room 08-002 Mechanism Room

REVISION: 7
STATUS: FOR CONSTRUCTION
DATE ISSUED: 22/09/2025

PROPOSED ROOM USES: **Access and Maintenance**
HERITAGE SIGNIFICANCE: **Medium - High**
ROOM TYPE: **ACC-01**
ADDITIONAL RATE OF REPAIR FOR M&E STRIP-OUT: **Medium**

SURVEY DATE: **19/05/2021**
SURVEYED BY: **MJBS**
GENERAL NOTE: **Changes highlighted in yellow, omissions struck out.**

ELEMENT	DESCRIPTION	REPAIR / FINISH / CLEANING	REPAIR OR FINISH TYPE	ALLOWANCE FOR LEVEL OF REPAIR	HEIGHT ZONE ABOVE FINISH FLOOR LEVEL	ESSENTIAL / NECESSARY / DESIRABLE	NBS REF	COMMENTS
CEILING	1.12 Plaster to the underside of concrete jack arches	Repair	1.12.3 Remove peeling paint layers from plaster, prepare and decorate (part area)	5 m²	Above 3.5m	Essential	M60-510	Brush down flaking paint area
WALLS	2.2 Fair-faced brick masonry	Repair	2.2.17 Remove cracked / peeling/ flaking paint layers from brickwork	6m²	Up to 3.5m	Essential	M60-510	Brush down flaking paint area
WALLS	2.2 Fair-faced brick masonry	Repair	2.2.7 Carefully remove areas of defective imperial brickwork and rebuild with new brickwork in lime mortar (single area)	2m²	Up to 3.5m	Necessary	F10-111*	Holes in brickwork to columns
WALLS	2.1 Masonry (stone ashlar)	Cleaning	2.1.19 Brush down with phospur bronze brush in preparation for subsequent decoration	12m²	Up to 3.5M	Essential	M60-510	Brush off loose paint to 12 window surrounds